

Commercial Land For Sale

Retail Restaurant Hotel Office Flex
Charlotte, North Carolina

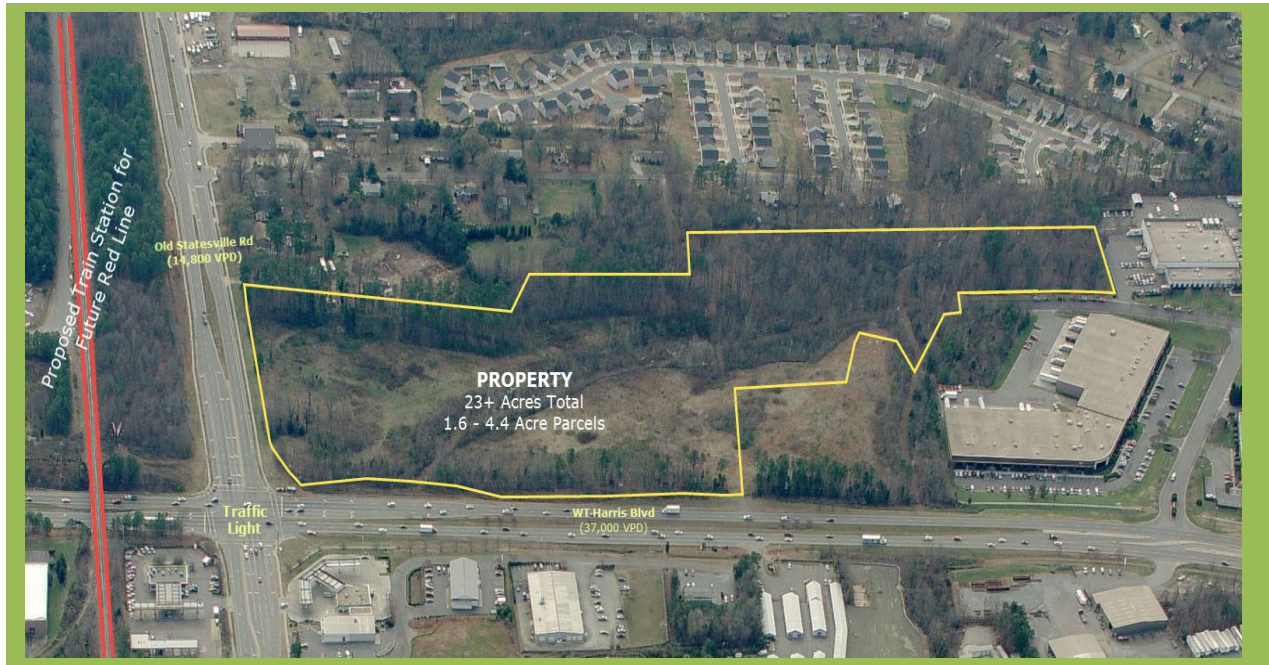


Commercial Land Fronting Primary Road

W.T Harris Boulevard & Old Statesville Road

Corner Property Available
Sites with Frontage on WT Harris Blvd

Retail Pad Sites (1.6-4.4 Acres)
High Traffic Location (37K VPD)
Near Proposed Red Line Station
Entire Tract (23+ Acres) Available



Property Information

- 1.6 – 4.4 Acre Parcels
- Parcels Fronting WT Harris Blvd & Old Statesville Road (Hwy 115)
- Zoned I-1 (CD) & R-MF
- Asking \$200,000 - \$800,000/Acre
- All 23 Acres Available at Reduced Price

Steve Rich, CCIM

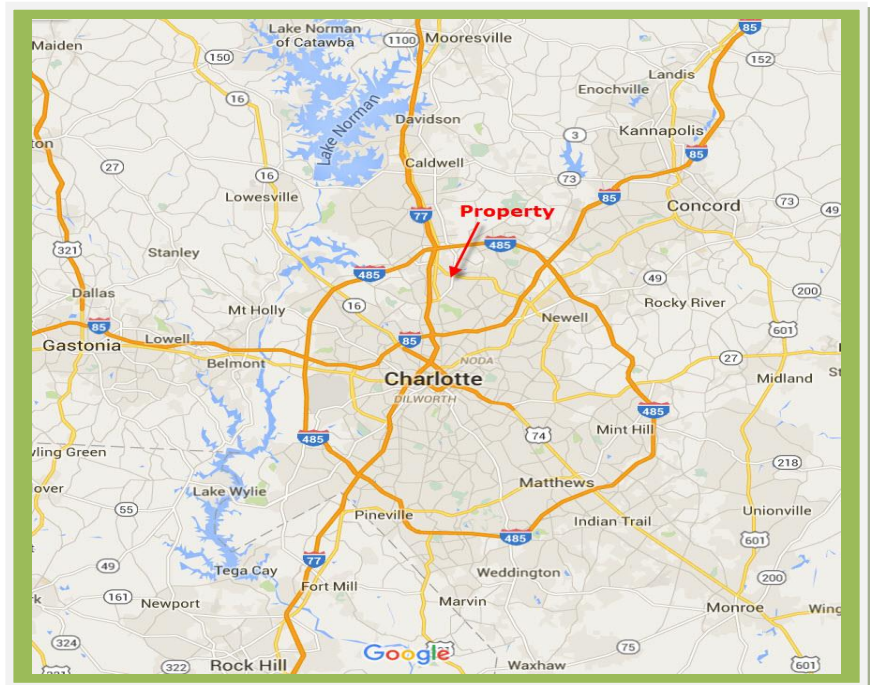
EnRich Commercial, LLC steve@enrichcommercial.com

1600 Camden Rd.

704-887-4778 Direct

Charlotte, North Carolina

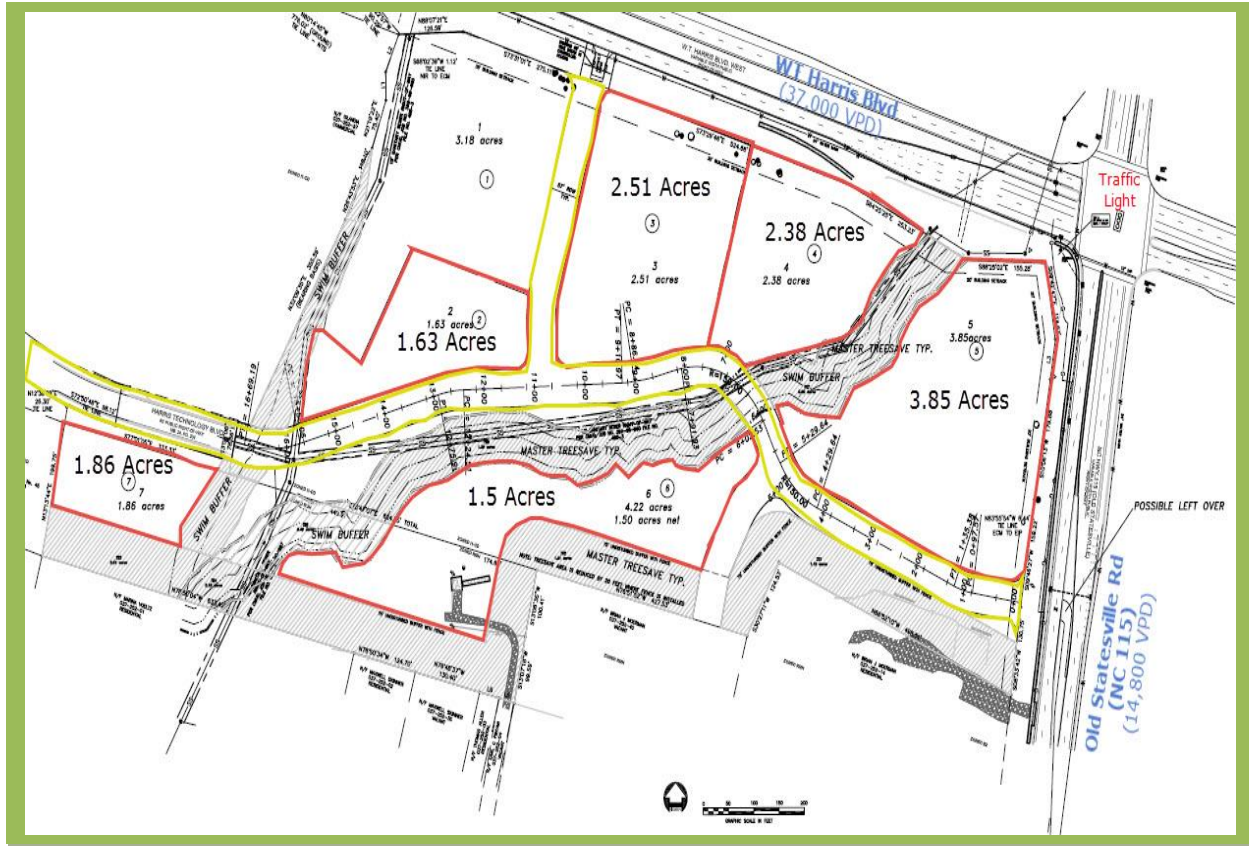
704-351-4983 Mobile



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WT Harris Boulevard & Old Statesville Road
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Preliminary Site Plan



Parcel Information

- Corner Parcel Available- Up to 3.85 Acres
- 2.51 – 4.89 Acre Parcels Fronting WT Harris Blvd
- Road Access to WT Harris Blvd, Old Statesville Road & Lakeview Road (traffic light with WT Harris Blvd)
- Approx. 1,000 LF Fronting WT Harris Blvd
- Approx. 650 LF Fronting Old Statesville Road
- Entire 23 Acres Available at Reduced Per Acre Price

Traffic Counts

(Avg. Vehicles/Day)

| | |
|-------------------------|--------|
| WT Harris Blvd- | 38,000 |
| Old Statesville Rd- | 14,800 |
| I-77 (1.4 miles west) - | 82,000 |

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Area Retail



Demographics

| | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|------------------------------------|---------------|----------------|----------------|
| Population (2015) | 5,117 | 63,018 | 134,772 |
| Population (Projected 2020) | 5,671 | 70,542 | 150,576 |
| 2015-2020 Annual Rate | 2.08% | 2.28% | 2.24% |
| Median HH Income (2015) | \$52,228 | \$55,302 | \$54,587 |
| Average HH Income (2015) | \$62,676 | \$68,884 | \$69,220 |
| Total Housing Units (2015) | 2,012 | 26,610 | 55,744 |
| Owner Occupied (2015) | 1,118 | 13,831 | 29,905 |
| Renter Occupied (2015) | 758 | 11,158 | 21,796 |
| Businesses | 401 | 2,099 | 5,285 |
| Employees | 6,620 | 29,412 | 94,736 |

Retail in Area

- | | |
|----------------|-----------|
| Belk | Dillard's |
| Macy's | Staples |
| Target | Dick's |
| Lowe's | Best Buy |
| hhgregg | OfficeMax |
| Home Depot | PetsMart |
| Pottery Barn | Payless |
| La-z-boy | REI |
| Food Lion | McDonalds |
| Wendy's | KFC |
| Shoe Carnival | |
| Off Broadway | |
| David's Bridal | |

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Major Employers



Business Summary

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|--------------------------------|---------------|----------------|----------------|
| Total Businesses | 401 | 2,099 | 5,285 |
| Total Employees | 6,620 | 29,412 | 94,736 |
| Total Population (2015) | 5,117 | 63,018 | 134,772 |

Major Employers

- IBM
- Wells Fargo
- Electrolux
- TIAA CREF
- Verbatim
- Speed Chanel
- UNC-Charlotte (24,500 Students)
- Carolinas Medical Center
- Carolina Tractor
- Rack Room Shoes HQ

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